

GERMAN VILLAGE COMMISSION AGENDA

Wednesday, January 3, 2018

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 614-645-0664.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-7206 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Wednesday, December 27, 2017 -50 WEST GAY STREET (BEACON BUILDING)
- III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, February 6, 2018
German Village Meeting Haus, 588 S. Third Street
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS
- VI. APPROVAL OF MINUTES, Wednesday, November 8, 2017
- VII. STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-1-9** (*not required to attend*)

225 East Whittier Street

Wee Khen Lai & Yu-hsin Chen (Applicant/Owner)

An application and photographs have been submitted.

Install New Garage Doors

- Remove the two sets of existing, original, vertical board, out-swinging garage doors on the left/west side of the south elevation (225 E. Whittier), per the submitted photographs. The one set of existing, original, vertical board, out-swinging garage doors on the right/east side of the south elevation (225 E. Whittier), to remain, as is at this time. An interior wall divides the two car space on the west from the one-car space on the east.
- Install a new 16' x 7' steel or wood door on the two-car space (225 E. Whittier) with applied wood trim in an appropriate, vertical-board design, or, install two (2) new 8' x 7', wood garage doors of an appropriate vertical-board design.
- Final drawing and cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:05 P.M.

2. 18-1-10

724 Jaeger Street

Danielle Moore/Able Roofing (Applicant)

Richard Zollner (Owner)

An application, slate assessment, and photographs have been submitted. Sanborn maps indicate the garage was built between 1921 and 1951.

Remove Slate and Install New Asphalt Shingle Roof/Garage

- Remove all slate on the garage roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

3. 18-1-11 (not required to attend)

399 East Livingston Avenue

Thomas Brigdon/Norhstar Realty (Applicant)

Education First Credit Union (Owner)

A clearance bar, order & menu boards, rear elevation "Starbucks" signage, an Exit Only/Thank You sign at the east drive, and bollards were approved at the November 8, 2017 GVC hearing. The two (2) "Drive Thru" signs were approved at the December 5, 2017 GVC hearing. An application, revised drawings for the pole sign, and photographs have been submitted.

Pole Sign

- Install one (1) freestanding pole, not to exceed 15' tall, with/hanging 33" diameter logo disk, per the submitted drawing (total 6 s.f.).
- Sign to be externally illuminated.

4. 18-1-12 (not attending)

688 Mohawk Street

Donald Thibaut (Applicant/Owner)

An existing, rear elevation greenhouse structure was enlarged prior to review and approval. A code order has been issued. An application, footprint drawing, and photographs have been submitted.

Retain Temporary Greenhouse Structure

- Retain the existing, rear elevation greenhouses structure, per the submitted site plan and photographs, as installed prior to review and approval.
- Structure replaces two (2) structures measuring 16' x 7' and 16' x 9'.
- Structure consists of cedar and plexiglass, and is bolted together for easy dismantling. It is bolted to the rear wall of the house.
- Structure to be installed in late fall and removed in spring each year to protect existing palm and citrus trees.

CONTINUED APPLICATIONS

5. 17-12-25 (not attending)

228 East Beck Street

City of Columbus Recreation and Parks Dept. & German Village Garten Club (Applicants)

City of Columbus (Owner)

This application was conceptually reviewed on November 8 and continued following review on December 5, 2017. Applicant requests to be continued to the February 6, 2018 GVC hearing.

Build New Pergola

- Remove the existing, ca. 2002 pergola, per the submitted photographs.
- Build new pergola structure on an existing, concrete pad, with expanded footprint, per the submitted renderings.
- Roof system to be metal, snap-on-seam SS10. Color to be "Dove Grey."
- Ceiling system to be wood.

The following is from the December 5, 2017 GVC hearing:

Commissioner Comments:

- *No concerns expressed about building a new pergola at this site.*
- *This was previously a vacant lot. There is no historical context to this particular site. However, it does seem pretty heavy. It's a contemporary structure, but extremely simple, not ornate.*
- *Need to have details about how all the parts go together, i.e., how it would be bolted together; the joinery and hardware details; will it be painted? All those details could change the look.*
- *The light fixture could be almost anything. It's a pure design piece. Some concern about any additional flood light type fixtures being added.*
- *Some concern that the heavier design seems inconsistent style-wise with more delicate, existing park fixtures.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15 P.M.

6. 17-11-29a

503 South Third Street

Jon Halverstadt (Applicant/Owner)

This application was conceptually reviewed September 5, 2017 and continued from the November 8, 2017 GVC hearing. Applicant did not attend the December 5th hearing, and requested to be continued to the January 3, 2018 GVC agenda.

Demolition

- Demolish the existing, ca. 1935, frame and concrete block garage.

Construct New Garage

- Construct a new, detached, garage.
- Shift existing curb cut along E. Blenkner Street.
- Remove existing curb cut and concrete driveway along S. Third Street.
- Future patio and green space on north side of existing house to return for review.

7. 18-1-14

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Request for Variance Recommendation

An application for a new garage was reviewed September 5 and November 8. An application, photos, and site plan have been submitted.

1. 3332.18 - Basis of computing area.

Area shall be computed based on the following guidelines:

(D) Wherein no dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area.

Total lot size: 2628.195

Previous lot coverage:(Old Garage+House) = 1473 sq ft.; $1473/2628.195 = 56\%$ lot coverage

The current structure is non-conforming.

New lot coverage: (New Garage+House) = 1771 sq ft.; $1771/2628.195 = 67\%$ lot coverage - Adding 11%

2. 3332.27 - Rear yard.

Wherein each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

A legally sufficient perimeter yard shall satisfy the rear yard requirement for a multiple dwelling development located in an R-4 residential district.

Current yard coverage= 30%

The current structure is non-conforming.

New Yard coverage= 74%

8. 17-12-8a

175 East Deshler Avenue

Able Roof (Applicant)

Larry Little (Owner)

Application #17-12-8a was continued from the December 5, 2017 GVC hearing in the absence of the Applicant.

Remove Box Gutter

- Remove the box gutter on the small, shed roofed section on the rear of the building, per the submitted photographs.
- Install new, 6" half-round gutter and tie into existing downspout.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:40 P.M.

9. 17-12-24

207 East Deshler Avenue

Ziad Shaheen (Applicant/Owner)

Application #17-12-24 was continued from the December 5, 2017 GVC hearing in the absence of, and at the request of the Applicant.

Installation of a new fence was staff approved June 20, 2016. A single-sided fence was constructed with stringers facing neighboring property. Applicant returned to GVC on May 2, 2017. The Application was continued. Applicant worked with staff to design an appropriate modification of the 199 E. Deshler side of the fence. The modification was completed in August 2017, with final color to be submitted for approval.

Fence Paint Color

- Apply final paint/stain color to the north side of the existing fence, per the submitted color examples.
- Existing concrete posts to remain unpainted, as is.

REHEARING

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:55 P.M.

10. 18-1-15

179 East Deshler Avenue

William Hugus Architects (Applicant)

Chip Burke (Owner)

Application #17-12-28b, 179 East Deshler Avenue, was denied at the December 5, 2017 GVC hearing. An appeals/rehearing application, statement of unusual and compelling circumstances, and window sample have been submitted.

Applicant requests a rehearing by the German Village Commission based on Unusual and Compelling Circumstances- "The property has little or no historical or architectural significance," pursuant to the rehearing process outlined in C.C. 3116.19.

- Reason(s) for Rehearing: To consider any unusual and compelling circumstances unaddressed in the original application or hearing, pursuant to the rehearing process outlined in Chapter 3116.19 of Columbus City Code

The following is from the December 5, 2017 GVC hearing:

Approve Application 17-12-28b, 179 East Deshler Avenue, as submitted, with all clarifications, as noted:

Install New Front Elevation French Doors (north elevation)

- Remove three (3) existing, wood French doors on the front elevation and install new, custom, aluminum-clad wood French doors, per the submitted drawing.

Install New Windows

- Remove all existing (12 total), wood windows on all elevations.
- Install new, Marvin, aluminum-clad wood, 2/2 double-hung sash windows with 2" flat casings.
- Window sizes to match existing openings.

MOTION: Thiell/Ferriell (0-4-1[Hartke-recused]) DENIED

Reasons for Denial:

2005 Amendment to Guidelines/Guidelines for selecting a replacement window

- *All parts of a replacement window (including the sash, frame, stiles, rails, sills, moldings, and muntins) should match the existing contributing window in material, size, profile, operation, and proportion.*

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:05 P.M.

11. 18-1-16

619 South Lazelle Street

Zachary Butdorf (Applicant)

Kim Howenstein (Owner)

Previously painted, stone window sills and lintels, door lintel, and water table were painted black prior to review and approval. A code order has been issued. An application and photographs have been submitted.

Exterior Painting

- Retain the black paint on the stone window sills and lintels, door lintel, and water table, as completed prior to review and approval.

12. 18-1-17

595 South Sixth Street

Dave Plunkett (Applicant)

Jim Plunkett (Owner)

An application for a new deck and pergola was conceptually reviewed November 8, 2017. An application, drawings, and photographs have been submitted.

New Deck

- Build a new 125 sf, covered deck/porch within the ell on west side of existing house, per the submitted site plan.
- Porch to be painted wood with composite Trex decking and painted wood posts, steps, and railings.

New Pergola

- Build new 10' x 12', cedar pergola by "Backyard Discovery," with new stone patio.

AC Condenser Screening

- Install new wood fence enclosure for existing AC condenser unit.

New Mini-split

- Install new mini-split AC unit into second story of existing garage.

The following is from the November 8, 2017 GVC hearing:

Commissioner Panzer:

- *Consider a mini-split air conditioner instead of a PTAC. It can be placed on the ground and screened.*
- *Asked if the west section of the house is part of the original structure.*

Commissioner Dust:

- *A bit concerned about the view from the west because it's a deep, double-wide porch.*

Commissioner Ours:

- *Use of a mini-split AC would eliminate any need to discuss the placement or visibility of a PTAC.*
- *Thinks the proposed deck is too open and visible to Beck Street.*
- *A free standing structure in the same location of the proposed deck would need to be landscaped and not obstruct the principle structure in any appreciable way from Beck Street. It would depend on its size, the slope of the roof and where it is sited.*
- *The pergola site looks fine.*
- *Would not be opposed to building a gazebo between the garage and the principle structure.*
- *The front deck does not look historic. Any modifications to the existing deck would depend on size and railings.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:20 P.M.

13. 18-1-18

827 City Park Avenue

Urban Order Architecture (Applicant)

Evan & Kim Sauer (Owner)

An application for demolition of an existing addition and construction of a new addition was conceptually reviewed August 1 and September 5, 2017. A variance recommendation was approved October 3, 2017. An application, drawings, and photographs have been submitted.

Demolition

- Demolish the existing, one-story, concrete block rear addition.

New Addition

- Build new, one-and-one-half story rear addition with one-story connector, per the submitted drawings.
- Windows to be one-over-one, wood, double-hung sash. Cut sheets to be submitted to HPO staff for final review and approval.
- Roofing to be asphalt shingles from the approved roofing shingles list.
- Gutters to be k-style/ogee aluminum gutters and downspouts.
- Doors on east and south elevation to be wood, ¾ lite and ½ lite, per the submitted drawings. Cut sheets to be submitted to HPO staff for final review and approval.

The following is from the September 5, 2017 GVC hearing:

Commissioner Ours:

- *Thinks the revised proposal is much better and appropriate. It now looks like it belongs on the site.*
- *If windows are to be changed on the existing house, it would be better to use simple one-over-ones.*
- *Can live with the 54.2% lot coverage. The hardship is there.*
- *Thinks the grouping of windows on the addition is a good effort at differentiating it from the principal structure and historic fabric. It's skillfully crafted.*

Commissioner Hartke:

- *Has some concerns about the 54.2% lot coverage.*
- *Noted, however, that there can never be a garage on this property unless they get an easement through another property.*

Commissioner McCoy:

- *Does not have concerns with the 54.2% lot coverage.*

Commissioner Panzer:

- *Acknowledged that adding onto cottages is a challenge, especially with issues of lot coverage.*
- *This is a land-locked lot, so the rear yard can never be covered anyway.*
- *In terms of open space, the remaining 45.8% will always be open space.*
- *The window groupings are not traditional, but play off of the windows on the existing dormer.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:45 P.M.

CONCEPTUAL REVIEW

14. 18-1-19

576-578 South Fifth Street

Brian & Crystal Santin (Applicant/Owner)

An application, drawings, and photographs have been submitted.

- Repair and/or replace chimney caps and pots
- Replace existing asphalt shingle roof with like material from the approved shingle list
- Replace non-original skylights with low profile units of the same size
- Replace half round gutters—like for like
- Repair and/or replace existing wood and slate (dormer) trim for like
- Repair masonry throughout
- Replace windows
- Add dormer to the north roof slope
- Remove non-original rear porch roof and replace with enclosed porch with roof deck
(NOTE: The home originally had a roof deck at this location, as evidenced by the second-floor doors.)
- Replace existing 2nd floor rear doors with full light doors
- Add 7.5 x 10 ft. vestibule adjacent to new porch
- Add 10 x 11 ft. greenhouse to west wall of garage
- Add 4 x 8 ft. shed dormer to north wall of garage
- Replace existing fence at rear of property with 6 ft. fence with mechanical gate
- Install 5 ft. fence between greenhouse and home in west side yard
- Install wrought iron gate in west fence
- Repair and relay existing brick sidewalk with radiant heating
- Replace non-original paver driveway

STAFF APPROVALS

(The following applicants are not required to attend)

• **18-1-1**

73-75 East Blenkner Street

Brian T. Odonnell (Applicant/Owner)

Approve Application #18-1-1, 73-75 East Blenkner Street, as submitted, with all clarifications noted:

Install New Windows

- Remove the one (1) existing, non-original, one-over-one, double-hung sash on the second floor, east gable, and the one (1) existing, non-original, one-over-one, double-hung sash on the second floor, west gable.
- Install new, Jeld-Wen, all wood (interior/exterior), one-over-one, double-hung sash windows in the same locations.
- New windows are to fit the existing window openings.
- Install new, wood, exterior casings and sill to match existing.

- **18-1-2**

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Approve Application #18-1-2, 503 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements on the 1.5 story, brick house, as needed (soffit, fascia, windows, dormer, etc). All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the 1.5 story brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match the "Sandstone" color of the new storm windows.
- Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., brick walls; stone foundation and concrete/stone window sills) is to remain unpainted.**

- **18-1-3**

835 South Fifth Street

Tom Pappas (Applicant)

Thomas & Tami Pappas (Owners)

Approve Application #18-1-3, 835 South Fifth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be:

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **18-1-4**

192 East Beck Street

Eleanor Alvarez (Applicant/Owner)

Approve Application #18-1-4, 192 East Beck Street, as submitted, with all clarifications noted:

Tree Removal

- Due to extensive decay in the trunk of the tree, remove the Sycamore tree, located on private property, at the northwest corner of E. Beck Street and Macon Alley, per the submitted photos and arborist's report.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new, size appropriate tree is to be planted within the same general area as the tree that has been removed.

- The species of the new tree to be an Ivory Silk Tree lilac, Beethoven Amur Maple, or Mozart Amur Maple.

- **18-1-5**

140 Reinhard Avenue

Kristen & Scott Shemory (Applicant/Owner)

Approve Application #18-1-5, 140 Reinhard Avenue, as submitted, with all clarifications noted:

Install New Brick Sidewalk

- Remove the existing, concrete, public sidewalk located in front of the property, and dispose of all debris in accordance with Columbus City Code.
- Install new paving bricks in a pattern to match the existing, neighboring, brick sidewalk to the east or to the west, per the submitted site plan.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.
- Install new plantings in the tree-lawn area planting beds, per the submitted site plan.

- **18-1-6**

633 Brust Street

Able Roof (Applicant)

Cody Fitch & Whitney Cole (Owners)

Approve Application #18-1-6, 633 Brust Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the 1990, two-story, frame dwelling, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be:

Manufacturer:

Style:

Color:

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Skylights

- Remove the two (2) existing skylights on the north and south slopes of the gable roof.
- Install two (2) new, low profile skylights of the same dimensions, in the same locations.

• **18-1-7**

618 South Lazelle Street

Punch Out Plus, LLC. (Applicant)

Mithoff Investments, LLC. c/o Mark Talis (Owner)

Approve Application #18-1-7 618 South Lazelle Street, as submitted, with all clarifications noted:

Install New Door

- Remove the damaged, wood, half-light, three-panel door on the rear elevation of the brick rowhouse, per the submitted photographs.
- Install a new Rogue Valley, wood (fir), half-light, three-panel door of the same dimensions, in the same location, per the submitted product cut sheet/specifications.
- Install new hardware, per the submitted cut sheet.
- Exterior paint color to match existing, maroon color.

• **18-1-8**

630 South Third Street

Vanna Hager for Golden Hobby Shop (Applicant)

City of Columbus (Owner)

Approve Application #18-1-8, 630 South Third Street, as submitted, with all clarifications noted:

Exterior Painting/Doors

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the north elevation and south elevation entrance doors for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be SW6181- "Secret Garden," per the submitted paint color chip.

• **18-1-13**

541 South Lazelle Street

Danielle Moore/Able Roof (Applicant)

Kyle Nichols (Owner)

Approve Application #18-1-13, 541 South Lazelle Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the frame house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[] CertainTeed

[] GAF

[] Certain Teed

[] GAF

Style:

Carriage House (dimensional)

Slateline (dimensional)

(standard 3-tab)

Royal Sovereign (standard 3-tab)

Color:

[] Stonegate Gray

[] English Gray Slate

[] Weathered Slate

[] Nickel Gray

[] Nickel Gray

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☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT